

SECOND DRAFT- FOR REVIEW AND COMMENTS

Home and Rural Family Occupation: ~~In established subdivisions in the County, a~~ny use conducted entirely within a dwelling or an accessory building which is clearly incidental and secondary to the use of the dwelling and which does not change the residential character of the building and the surrounding area is classified as a Home Occupation. These regulations do not supersede the existing covenants in a subdivision.

In rural areas of the County with lot sizes of 2 acres or more, an accessory use that allows the operation of a business on the same property as one's residence is also classified as Home and Rural Family Occupation. This includes commercial/ farm related activities conducted in accessory building(s) which are incidental to the prime use of the property for a dwelling or a farm and does not change the rural and or agricultural character of the area.

Exempt Home and Rural Family Occupations- Allowed by right

Home and Rural Family Occupations that meet all of the following criteria are exempt from review:

- Operate entirely within the dwelling or an accessory building with no more than twenty-five (25%) percent of the gross floor area of the home and or any accessory building utilized in the day to day operations of the home based business.
- Home and Rural Family Occupations shall be operated and conducted primarily by the resident owner of the property.
- Phone order, fax and or internet sales or sale of items that is clearly incidental to the farm activities or residential use of the site by the property owner.
- Any commercial activity that shall be incidental to residential or farm activities and shall not meet the threshold for site plan review.
- Any use that does not require a building code or septic upgrades (i.e. from residential standards to commercial standards) to accommodate the home and rural family occupation.
- The home and rural family occupation does not display merchandise or have outside storage of equipment or materials visible from a public road or adjacent residence. If located outside the building such use shall be adequately setback and appropriately screened from adjacent properties.
- The home and rural family occupation does not alter the external appearance of the dwelling unit or accessory structure and maintains the rural residential character.
- The home and rural family occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air and water pollution or any environmental concerns outside the dwelling unit or accessory building on site.

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- The home and rural family occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby. Further, the use of buildings or structures for the home occupation shall not involve the manufacturing, processing, generation or storage of materials that constitute a high fire, explosion or health hazard as defined by the International Building Code.
- When located in a subdivision, the home occupation has no more than one non-illuminated business sign on the premises, not more than two square feet in area. In rural areas with lot sizes of 2 acres or more, one non-illuminated sign of nine square feet in area and six feet tall may be allowed.
- The home and rural family occupation shall not warrant delivery or parking needs that have the potential to adversely affect traffic for adjacent and surrounding properties. Further, parking areas for residents, employees or customers and or loading areas shall be located on site, adequately setback and appropriately screened from adjacent properties. In subdivisions, parking of non-motorized vehicles shall not be allowed unless adequately screened.

~~In rural areas, outdoor parking of vehicles used with the home occupation shall not exceed maximum of ten motorized vehicles and two non-motorized vehicles such as trailers or flatbeds. The operation of these vehicles on the home occupation property shall be limited to persons who qualify as workers of the home occupation only.~~

Examples of exempt home based occupations include, however, is not limited to, child care of no more than five children; incidental sales, i.e. independent consultants such as Mary Kay, Tupperware, Pampered Chef etc.; home office, i.e. general contractor; accountant, insurance agent; beauty salon (one chair); apparel alterations; repair shop.

In rural areas with lot sizes of 2 acres or more this may include but is not limited to, small repair or welding shop; cabinet making; horticultural specialists; septic tank repair services; ~~farm animal such as selling eggs, poultry, vegetables, seasonal fruits;~~ and other farm related commercial service, such as, sale of agricultural and or horticultural products, such as, selling honey, eggs, seasonal vegetables and fruits; welding or repair shops; selling fire wood; raising and breeding specialty/farm animals for seasonal sale on the property not to exceed 4 times a year on weekends only; resale of farm equipment on-site, estate sales and others that do not create any environmental or traffic problems for the surrounding area.

Examples of non-exempt home occupation include, however, is not limited to, bed and breakfast; kennels; towing services; auto wreckers; junkyards; restaurants, medical clinic, dentist office, commercial sales or leasing of vehicles, any use that requires a building code or septic upgrades (i.e. from residential standards to commercial standards) to accommodate the home occupation, commercial child care facilities, flea markets, animal auctions, and others that meet the threshold for site plan review.